



COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

SIXTH FLOOR,
PRUDENTIAL BUILDING,
195 NORTH TERRACE,
ADELAIDE

BUILDING OPERATIONS

SOUTH AUSTRALIA

DECEMBER QUARTER 1965

SCOPE

This bulletin gives information about "new building" operations in South Australia; in addition to a summary for the period 1961 to December 1965 it shows details concerning houses and flats, other buildings, employment in the industry, and dwellings in local government areas. The information has been compiled from returns collected from all builders of new buildings.

All values in this issue are expressed in decimal currency (\$2 = £1).

DEFINITIONS

New Building: Additions of \$10,000 and over to existing buildings (other than houses) are included, but minor additions, alterations, repairs and renovations, and all construction activity such as railways, bridges, earthworks, water storage, etc., are excluded.

Value: All values shown exclude the value of land and, except in Table 4, represent the value of buildings upon completion (see also "Completion"). Values shown in Table 4 represent the amount of work done on new buildings during the period and are not subject to the fluctuations from period to period noted in Table 3 in the values of "new buildings other than dwellings"; these fluctuations are partly the result of the unequal incidence of individual large contracts.

Commencement: A building is recorded as commenced when work on the foundation has begun.

Under Construction: Once commenced, even though work on it may have been temporarily suspended, a building is classified as "under construction" until its "completion".

Completion: A building is regarded as having been completed when the contractor has fulfilled the terms of the contract or in the case of an owner-built house when the dwelling is either completed or occupied (whichever occurs first). However, the value in all cases is that of the building as a finished project as planned.

COMMENTS

2,267 houses were commenced and 2,616 were completed during the three months ended December 1965. Commencements were 258 less than in the September quarter 1965, 616 less than in the December quarter 1964, and the lowest since the March quarter 1962 when 2,168 houses were commenced.

The number of flats commenced (300) was 116 less than in the preceding quarter and 277 less than the record of 577 commenced in December quarter 1964.

Persons recorded as employed on all jobs of builders of new buildings at 15th December was 14,584. This is 53 more than the previous quarter.

During the twelve months ended December 1965, 10,471 dwellings (82.1% of the State total) were completed in or near the Metropolitan Area; 50.9% were inside the Metropolitan Area but a further 31.2% were completed in the near metropolitan local government areas of Elizabeth, Munno Para, Noarlunga, Salisbury, and Tea Tree Gully. A further 511 dwellings were completed at Whyalla.

TABLE 1 - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION, SOUTH AUSTRALIA

Period	Houses		Flats		Total Dwellings		Other New Buildings	Total New Buildings
	(a)		(a)(b)		(a)		(c)	
	No.	\$'000	No.	\$'000	No.	\$'000	\$'000	\$'000
COMMENCED DURING PERIOD								
Year ended -								
31st Dec. 1961	8,440	56,244	563	2,692	9,003	58,936	48,164	102,100
1962	9,573	63,636	582	3,308	10,155	66,944	41,988	108,932
1963	10,534	73,332	902	4,350	11,436	77,682	53,180	130,862
1964	11,524	82,898	1,972	9,764	13,496	92,662	74,400	167,062
1965	10,197	77,569	1,756	9,540	11,953	87,109	63,161	150,270
Quarter ended -								
30th Sept. 1964	2,932	21,564	541	2,876	3,473	24,440	19,576	44,016
31st Dec.	2,883	20,762	577	2,886	3,460	23,648	20,466	44,114
31st Mar. 1965	2,622	19,698	547	3,118	3,169	22,816	14,578	37,394
30th June	2,783	20,958	493	2,740	3,276	23,698	19,766	43,464
30th Sept.	2,525	19,290	416	2,244	2,941	21,534	14,458	35,992
31st Dec.	2,267	17,623	300	1,438	2,567	19,061	14,359	33,420
COMPLETED DURING PERIOD								
Year ended -								
31st Dec. 1961	9,119	62,052	709	3,724	9,828	65,776	37,808	103,584
1962	9,280	61,966	583	3,198	9,863	65,164	49,404	114,568
1963	10,316	70,396	816	4,162	11,132	74,558	45,092	119,650
1964	10,869	78,148	1,279	6,264	12,148	84,412	54,288	138,700
1965	10,597	79,443	2,149	11,612	12,746	91,055	66,257	157,312
Quarter ended -								
30th Sept. 1964	2,905	20,870	367	1,826	3,272	22,696	21,576	44,272
31st Dec.	3,000	22,048	367	1,784	3,367	23,832	12,930	36,762
31st Mar. 1965	2,393	17,788	570	3,002	2,963	20,790	14,522	35,312
30th June	2,752	20,234	516	2,706	3,268	22,940	15,214	38,154
30th Sept.	2,836	21,142	580	3,306	3,416	24,448	19,456	43,904
31st Dec.	2,616	20,279	483	2,598	3,099	22,877	17,065	39,942
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
31st Dec. 1961	4,383	28,600	331	1,616	4,714	30,216	47,516	77,732
1962	4,676	30,892	330	1,868	5,006	32,760	40,602	73,362
1963	4,894	33,966	416	2,098	5,310	36,064	50,038	86,102
1964	5,549	39,158	1,109	5,708	6,658	44,866	75,908	120,774
1965	5,149	37,847	716	3,883	5,865	41,730	77,477	119,207
Quarter ended -								
30th Sept. 1964	5,666	40,378	899	4,634	6,565	45,012	67,492	112,504
31st Dec.	5,549	39,158	1,109	5,708	6,658	44,866	75,908	120,774
31st Mar. 1965	5,778	41,000	1,086	5,902	6,864	46,902	76,640	123,542
30th June	5,809	41,882	1,063	6,002	6,872	47,884	83,006	130,890
30th Sept.	5,498	40,294	899	4,942	6,397	45,236	79,536	124,772
31st Dec.	5,149	37,847	716	3,883	5,865	41,730	77,477	119,207

(a) Excludes dwellings attached to "other new buildings".

(b) Dwelling units including home units.

(c) Includes value of attached dwellings.

TABLE 2 - NEW HOUSES: MATERIAL OF OUTER WALLS, SOUTH AUSTRALIA

Period	Brick, Concrete, Stone		Brick Veneer, Stone Veneer		Fibro Cement		Other (a)	
	No.	\$'000	No.	\$'000	No.	\$'000	No.	\$'000
COMMENCED DURING PERIOD								
Year ended -								
31st Dec. 1961	(b) 7,549	(b) 51,368	(b)	(b)	791	4,280	100	596
1962	7,893	53,908	986	5,942	639	3,438	55	348
1963	8,453	60,610	1,469	9,360	560	3,012	52	350
1964	7,892	60,292	2,985	18,778	605	3,454	42	374
1965	6,247	52,850	3,314	20,964	604	3,481	32	274
Quarter ended -								
30th Sept. 1964	1,981	15,568	820	5,228	118	646	13	122
31st Dec.	1,827	14,114	851	5,470	196	1,100	9	78
31st Mar. 1965	1,557	13,172	883	5,440	174	1,006	8	80
30th June	1,630	13,898	1,001	6,152	141	810	11	98
30th Sept.	1,640	13,546	730	4,850	151	850	4	44
31st Dec.	1,420	12,234	700	4,522	138	815	9	52
COMPLETED DURING PERIOD								
Year ended -								
31st Dec. 1961	(b) 8,203	(b) 57,058	(b)	(b)	848	4,582	68	412
1962	(b) 8,513	(b) 57,768	(b)	(b)	675	3,648	92	550
1963	8,631	60,484	1,068	6,488	560	3,052	57	372
1964	8,475	63,212	1,740	11,144	614	3,450	40	342
1965	7,101	57,458	2,825	18,007	638	3,679	33	299
Quarter ended -								
30th Sept. 1964	2,218	16,644	538	3,380	139	766	10	80
31st Dec.	2,200	16,994	632	4,064	158	890	10	100
31st Mar. 1965	1,764	13,806	501	3,198	116	672	12	112
30th June	1,810	14,350	775	4,890	159	914	8	80
30th Sept.	1,876	15,234	774	4,844	179	996	7	68
31st Dec.	1,651	14,068	775	5,075	184	1,097	6	39
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
31st Dec. 1961	(b) 4,049	(b) 26,778	(b)	(b)	286	1,532	48	290
1962	(b) 4,415	(b) 29,472	(b)	(b)	250	1,352	11	68
1963	3,614	26,206	1,024	6,416	250	1,300	6	44
1964	3,031	23,524	2,269	14,268	241	1,298	8	68
1965	2,177	19,233	2,758	17,378	207	1,196	7	40
Quarter ended -								
30th Sept. 1964	3,404	26,332	2,050	12,864	203	1,090	9	92
31st Dec.	3,031	23,524	2,269	14,268	241	1,298	8	68
31st Mar. 1965	2,824	22,850	2,651	16,474	299	1,640	4	36
30th June	2,644	22,540	2,877	17,748	281	1,542	7	52
30th Sept.	2,408	21,116	2,833	17,738	253	1,412	4	28
31st Dec.	2,177	19,233	2,758	17,378	207	1,196	7	40

(a) Mainly of weatherboard construction.

(b) Brick and stone veneer not separately recorded, included with brick, concrete and stone.

OWNER-BUILT HOUSES

Of the 10,197 houses commenced during 1965, 621 (value \$5,093,000) were owner-built, i.e. being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor responsible for the whole job. During December quarter 1965 there were 174 (\$1,443,000) owner-built houses commenced and 221 (\$1,748,000) completed.

TABLE 3 - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a) : SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	31st	31st	30th	31st	31st	30th	30th	31st
	Dec.	Dec.	Sept.	Dec.	Mar.	June	Sept.	Dec.
	1964	1965	1964	1964	1965	1965	1965	1965
COMMENCED DURING PERIOD (\$'000)								
Business premises -								
Hotels etc. & shops	5,852	8,723	1,564	1,038	2,682	1,244	2,374	2,423
Factories	24,112	12,722	10,566	4,548	4,732	3,822	2,820	1,348
Other (b)	10,050	13,087	1,770	2,856	1,404	2,724	2,398	6,561
Education & health	25,054	21,225	3,314	10,370	3,578	10,286	4,516	2,845
All other (c)	9,332	7,404	2,362	1,654	2,182	1,690	2,350	1,182
Total	74,400	63,161	19,576	20,466	14,578	19,766	14,458	14,359
COMPLETED DURING PERIOD (\$'000)								
Business premises -								
Hotels etc. & shops	5,958	8,961	516	3,632	2,334	2,600	1,048	2,979
Factories	17,528	20,201	7,154	2,780	4,590	2,486	9,444	3,681
Other (b)	9,672	13,537	3,490	2,118	1,502	5,808	1,688	4,539
Education & health	14,786	14,442	8,232	2,416	3,740	2,550	5,500	2,652
All other (c)	6,344	9,116	2,184	1,984	2,356	1,770	1,776	3,214
Total	54,288	66,257	21,576	12,930	14,522	15,214	19,456	17,065
UNDER CONSTRUCTION AT END OF PERIOD (\$'000)								
Business premises -								
Hotels etc. & shops	5,050	5,003	7,450	5,050	5,450	4,096	5,426	5,003
Factories	21,752	16,937	19,658	21,752	22,122	24,840	18,998	16,937
Other (b)	12,708	13,025	11,714	12,708	12,686	9,656	10,988	13,025
Education & health	27,974	35,911	19,904	27,974	28,314	36,426	35,464	35,911
All other (c)	8,424	6,601	8,766	8,424	8,068	7,988	8,660	6,601
Total	75,908	77,477	67,492	75,908	76,640	83,006	79,536	77,477

(a) Includes values of attached dwellings.

(b) Includes office buildings, service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, buildings for religious purposes, entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD, SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	31st	31st	30th	31st	31st	30th	30th	31st
	Dec.	Dec.	Sept.	Dec.	Mar.	June	Sept.	Dec.
	1964	1965	1964	1964	1965	1965	1965	1965
\$'000								
Houses (a)	75,926	75,743	20,216	19,174	19,256	19,298	19,820	17,369
Flats	7,542	11,324	2,120	2,426	3,162	3,184	2,720	2,258
Total houses & flats	83,468	87,067	22,336	21,600	22,418	22,482	22,540	19,627
Business premises -								
Hotels, hostels, etc.	2,214	2,762	682	684	354	462	842	1,104
Shops	6,292	4,354	1,906	1,662	1,156	732	1,112	1,354
Factories	18,828	19,671	5,966	4,700	4,918	5,916	5,096	3,741
Office premises	7,104	5,794	1,890	1,176	1,040	1,650	1,534	1,570
Other (b)	5,520	7,056	1,554	1,746	1,774	1,360	1,754	2,168
Education	9,230	13,932	2,950	2,354	2,496	3,322	3,930	4,184
Religious	2,364	2,113	492	656	458	472	592	591
Health	4,700	7,962	1,300	1,400	1,810	1,664	2,472	2,016
Entertainment & recreation	1,652	1,824	660	318	530	358	482	454
Miscellaneous (c)	4,700	4,579	1,262	1,086	1,100	1,102	1,360	1,017
Total other new buildings (excl. houses & flats)	62,604	70,047	18,662	15,782	15,636	17,038	19,174	18,199

(a) Excludes owner-built houses.

(b) Includes service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE & VALUE, SOUTH AUSTRALIA

Type of Building	Year Ended				Quarter Ended					
	31st Dec. 1964		31st Dec. 1965		30th Sept. 1964	31st Dec. 1964	31st Mar. 1965	30th June 1965	30th Sept. 1965	31st Dec. 1965
	No.	\$'000	No.	\$'000	Number					
UP TO \$50,000										
Business premises -										
Hotels, hostels, etc.	17	426	22	503	5	5	7	3	7	5
Shops	83	1,516	89	1,216	18	23	20	23	26	20
Factories	150	3,004	156	3,155	41	48	44	49	38	25
Office premises	33	704	37	940	8	7	8	8	7	14
Other (a)	161	3,516	173	3,513	49	39	43	51	42	37
Education	75	1,474	71	1,748	19	17	15	17	18	21
Health	21	606	18	482	4	9	4	3	6	5
Religious	37	738	36	784	6	11	9	10	10	7
Entertainment & recreation	54	872	72	960	16	11	26	17	17	12
Miscellaneous (b)	45	1,140	47	819	10	7	13	13	10	11
Total	676	13,996	721	14,120	176	177	189	194	181	157
OVER \$50,000										
Business premises -										
Hotels, hostels, etc.	8	1,530	18	3,472	-	2	4	6	1	7
Shops	19	2,380	18	3,532	6	3	6	-	9	3
Factories	58	21,108	55	9,567	23	13	19	18	13	5
Office premises	11	3,598	8	5,679	1	4	-	3	2	3
Other (a)	16	2,232	18	2,955	4	6	2	4	7	5
Education	36	11,922	38	10,189	8	5	7	11	10	10
Health	13	11,052	15	8,806	3	5	3	4	5	3
Religious	8	1,610	7	1,021	2	1	3	1	-	3
Entertainment & recreation	6	948	8	948	1	1	1	1	5	1
Miscellaneous (b)	25	4,024	17	2,872	10	6	4	7	3	3
Total	200	60,404	202	49,041	58	46	49	55	55	43

- (a) Includes service stations, warehouses, communication buildings, etc.
 (b) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT, SOUTH AUSTRALIA

Classification	20th Dec. 1961	12th Dec. 1962	11th Dec. 1963	16th Dec. 1964	31st Mar. 1965	30th June 1965	30th Sept. 1965	15th Dec. 1965
Persons Engaged								
Contractors	584	695	693	688	690	713	696	686
Sub-contractors	2,292	2,825	3,248	3,702	3,645	3,662	3,387	3,476
Wage earners	9,158	9,922	10,192	10,883	11,223	10,892	10,448	10,422
Carpenters	3,374	3,570	3,644	3,867	3,941	3,933	3,823	3,795
Bricklayers	1,933	2,297	2,468	2,670	2,722	2,648	2,489	2,432
Painters	1,138	1,257	1,345	1,536	1,445	1,406	1,394	1,405
Electricians	627	762	825	793	821	804	764	811
Plumbers	1,009	1,171	1,304	1,327	1,427	1,353	1,284	1,278
Builders' labourers	1,837	1,910	1,964	2,119	2,130	2,193	2,072	2,014
Other	2,116	2,475	2,583	2,961	3,072	2,930	2,705	2,849
Total	12,034	13,442	14,133	15,273	15,558	15,267	14,531	14,584

Note: Building employment covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

TABLE 7 - NEW DWELLINGS COMPLETED (a) : LOCAL GOVERNMENT AREAS, SOUTH AUSTRALIA

Local Government Area	Year Ended		Quarter Ended					
	31st Dec. 1964	31st Dec. 1965	30th Sept. 1964	31st Dec. 1964	31st Mar. 1965	30th June 1965	30th Sept. 1965	31st Dec. 1965
Metropolitan -								
Adelaide	21	85	3	1	4	20	6	55
Brighton	240	315	68	84	123	65	74	53
Burnside	452	534	146	136	138	161	132	103
Campbelltown	846	668	230	228	147	197	188	136
Colonel Light Gardens	10	2	-	-	-	1	1	-
Enfield	896	730	233	255	162	164	225	179
Glenelg	224	230	57	74	56	44	66	64
Henley and Grange	236	171	52	85	43	40	41	47
Hindmarsh	8	13	3	3	9	3	-	1
Kensington & Norwood	45	68	20	8	3	13	36	16
Marion	732	507	191	187	130	157	116	104
Mitcham	584	747	163	190	186	256	155	150
Payneham	207	296	37	59	48	115	96	37
Port Adelaide	471	312	130	147	90	126	66	30
Prospect	53	83	11	16	10	18	21	34
St. Peters	37	70	9	8	28	36	1	5
Thebarton	11	13	2	7	3	2	1	7
Unley	177	451	57	47	135	77	157	82
Walkerville	12	96	4	3	2	5	74	15
West Torrens	422	621	98	87	108	128	178	207
Woodville	504	478	145	108	108	101	164	105
Total metropolitan	6,188	6,490	1,659	1,733	1,533	1,729	1,798	1,430
Country -								
Angaston	34	29	6	11	7	12	6	4
Berri	21	29	5	8	4	5	7	13
East Torrens	26	26	6	4	9	7	4	6
Elizabeth Corp'n.	(b) 376	446	195	181	124	123	112	87
Encounter Bay	25	44	3	12	8	12	8	16
Gawler	26	22	2	7	-	9	6	7
Loxton	32	47	4	9	10	13	12	12
Meadows	69	79	19	15	23	23	17	16
Millicent	38	67	13	8	12	11	13	31
Mt. Barker	14	31	4	4	8	6	9	8
Mt. Gambier Corp'n.	117	91	28	22	26	17	20	28
Munno Para	545	662	140	129	113	144	206	199
Murray Bridge	45	70	11	13	19	16	13	22
Naracoorte Corp'n.	18	27	4	4	7	8	7	5
Noarlunga	541	501	133	138	102	136	124	139
Onkaparinga	28	21	4	7	5	8	6	2
Pt. Augusta	56	63	11	17	12	24	20	7
Pt. Elliot	35	48	12	8	14	3	10	21
Pt. Lincoln Corp'n.	75	113	18	21	21	25	32	35
Pt. Pirie Corp'n.	21	28	6	6	5	8	6	9
Renmark	19	26	2	5	4	7	7	8
Salisbury Corp'n.	(b) 772	1,276	408	364	386	310	314	266
Salisbury & Elizabeth	(b) 889	(b)	(b)	(b)	(b)	(b)	(b)	(b)
Stirling	83	74	22	22	13	28	21	12
Tatiara	48	66	10	16	15	19	15	17
Teatree Gully	917	1,096	257	296	207	269	289	331
Victor Harbor	21	17	7	5	5	2	5	5
Whyalla City Comm.	308	511	90	100	77	134	146	154
Willunga	62	45	13	23	13	9	11	12
Other country	722	716	182	187	187	157	172	200
Total country	5,983	6,271	1,615	1,642	1,436	1,545	1,618	1,672
Total State	12,171	12,761	3,274	3,375	2,969	3,274	3,416	3,102

(a) Dwelling units - houses and flats plus dwellings attached to "Other New Buildings".

(b) From early July 1964 Elizabeth Corporation and Salisbury Corporation separately incorporated; previously combined as Salisbury and Elizabeth District Council.

Commonwealth Bureau of Census & Statistics

D.L.J. AITCHISON

ADELAIDE S.A.

5th March 1965

DEPUTY COMMONWEALTH STATISTICIAN

